



Ketchikan Gateway Borough

1900 1st Avenue, Ketchikan, Alaska 99901

November 5, 2010

Notice of Intent to Award Contract for Ketchikan Aquatic Center Construction and Gateway Recreation Center Reroof Project

Three responsive proposals were received for the Ketchikan Aquatic Center Construction and Gateway Recreation Center Reroof Pre-Construction Services Phase and Construction Work Phase Contract ("Contract").

The proposals were evaluated by a five-member proposal review team using the criteria and scoring method outlined in the Request for Proposals dated September 27, 2010, as amended. The highest scoring proposal was submitted by Dawson Construction, Inc. The tabulation showing the scoring is enclosed.

This letter constitutes notice of intent to award the Contract to Dawson Construction, Inc., at the regular meeting of the Ketchikan Gateway Borough Assembly on November 22, 2010.

Aggrieved respondents may appeal the proposed award of the Contract to Dawson Construction Inc., by delivering a written protest to the Borough Clerk no later than 9 a.m., November 16, 2010.

In compliance with 4 ACC 31.065(c), the deadline above allows at least 10 calendar days for an appeal after this notice of intent to award is issued.

Any appeal will constitute a request for a hearing with notice to interested parties for a redetermination and final award in accordance with law.

If a timely appeal is filed, the proposed award will be suspended until the Assembly has met and issued a decision regarding the appeal. Appeals and consideration of appeals are governed by Section 41.30.150 of the Borough Code (except that 10 days are allowed for appeal here and Section 41.30.150 of the Borough Code only requires a five-day appeal period).

An appeal must state which provision of the KGB Code is alleged to have been violated or misapplied by the proposed award. The appeal must state the basis for the appeal and explain how the conduct described in the appeal establishes that an error has occurred. The appeal must also include copies of any documents or other information which the appellant believes shows that an error has been made.

Sincerely,

Dan Bockhorst
Borough Manager

**KETCHIKAN AQUATIC CENTER
CM/GC BV RFP Final Ranking**

	EVALUATION CRITERIA	DAWSON	LAYTON	SKW/ESKIMOS
1	Pricing Information			
	a) Proposed Fee for CM/GC BV (5 points)	5.00	5.00	5.00
	b) Proposed Fee for subcontractor overhead and profit (2.5 points)	2.50	0.00	2.50
	c) Guaranteed Maximum Price for Pre-Construction Services (2.5 points)	2.50	0.00	0.00
	d) Guaranteed Maximum Price for Early Site Work Package (10 points)	4.87	9.98	10.00
	e) Guaranteed Maximum Price for the 65% Design Development documents for the Aquatic Center Construction and the Gateway Recreation Center Reroof including the Early Site Work Package in d above (40 points)	39.38	40.00	24.04
2	Contractor Experience with CM/GC Delivery Method of Similar Projects			
	a) CM/GC project experience (5 Points)	5.00	5.00	5.00
	b) Owner and A/E references from CM/GC projects (5 points)	4.33	3.53	2.27
3	Pre-Construction Services Plan (2.5 points)	1.73	1.22	1.25
4	Value Engineering/Project Estimating (2.5 points)	1.58	1.22	0.90
5	Project Team and Key Personnel Experience			
	a) Project Manager (2.5 points)	2.50	2.00	2.00
	b) Superintendent (2.5 points)	2.00	2.50	1.50
	c) Swimming Pool Specialist (2.5 points)	2.50	2.50	2.50
6	Management Plan (5 points)	4.30	2.07	2.27
7	Quality Control (2.5 points)	1.57	0.82	1.23
8	Contractor Requests for Change Orders, Claims and Litigation			
	a) Claims and Litigation History (5 Points)	5.00	0.00	5.00
	b) Owner and A/E references on Contractor's propensity for change order requests, claims and litigation (5 Points)	3.97	0.53	2.97
	Total Points	88.73	76.37	68.43
	Rank	1.00	2.00	3.00